K 2449

WARRANTY DEED G-4269 — W. E. FOLK, JR., FORM — **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN & NO/100********** ********** DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JOHN W. WELLS and wife, JEAN F. WELLS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM WESLEY COLEMAN, JR., and wife, LIZZIE LEE COLEMAN,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the Eighth Civil District of Davidson County, Tennessee, being Lot No. 215 on the Plan of Brook Meade, Section VI, as of record in Book 2331, pages 3 and 4, Register's Office of said County.

Said Lot No. 215 is situated at the southwesterly corner of Newberry Road and Starlit Road, fronting 163.8 feet on the southeasterly side of Newberry Road, and 185.4 feet on the southwesterly side of Starlit Road, said frontages being joined by a curve having a radius of 25 feet and a length of 39.3 feet. Said lot extends back 197.8 feet on the southeasterly side and 230 feet on the southwesterly side.

Being the same property conveyed to John W. Wells by deed from Siegrist Brothers Dairy, a partnership composed of J. C. Siegrist, Oscar S. Siegrist, Carl S. Siegrist, William H. Siegrist, Minnie V. Siegrist and Mrs. Charles E. Dahlinger, of record in Book 2311, page 615, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 2 day of September, 1955.

John W. Wells

Jean F. Wells

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Henry E. Martin, a Notary Public in and for the State and County aforesaid, personally appeared the within named John W. Wells and Jean F. Wells

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 2nd day of September, 1955.

My commission expires: Nov. 8, 1958

Henry E. Martin
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8
SEP A.D. 19
at 12:10 o'clock P.M.
Noted in Book 2449 Page 206
recorded in Book ... Page ...
recording Fee $ 2.00
JAMES P. WILSON, Register
By ...
Dpc. Fee

14980 WARRANTY DEED
From J. F. & J. F. WELLS, ET UX
To
WILLIAM W. SEEY COLEMAN, JR. ET UX
71068

G 56